

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



ROA | REALTY OF AMERICA™

PROPERTY ADDRESS:

2514 Pecan Manor Street, Baytown, TX 77520

1. Why did you decide to buy this home for yourself?

Lot size, location (dead end rd/quiet), driveway size, solid brick home.

2. What do you think are the best features of your home?

Brand new roof with transferable warranty, new primer/paint in bedrooms, new electrical panel with surge protector.

3. Tell me what you like best about your neighborhood?

Very quiet, kid friendly, low traffic, central to a lot of great shopping/dinning

4. What are your favorite places for recreation, shopping and eating nearby?

Very short drive to Roseland park(boat ramp, fishing, playground), bicentennial park (festivals, live music, fireworks), Walk ons restaurant, Longhorns steakhouse.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$400	\$200
Average Gas Bill	\$30	\$50
Average Water Bill	\$90	\$90

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	10+ -	
Furnace	10+ -	
Water Heater	5	
Dishwasher	New	
Garbage Disposal	New	
Pool	N/A	
Pool Pumps	N/A	

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
New roof	2025
New electrical	2025
Laminate floor in bathroom	2025
Primer/paint in all bedrooms & bedroom trim	2025
Opened dining/living room	2022
Opened master bed (can be used as office, nursery)	2022
864sqft shop with 220v and 110v	2020

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below: